



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
(304) 284-7431 TDD (304) 284-7512  
[www.morgantownwv.gov](http://www.morgantownwv.gov)

June 21, 2013

**RE: Case Nos. S13-05-III, RZ13-04, CU13-13, CU13-14, and V13-30 through V13-34  
Central Place, LLC / 475 Baird Street  
Tax Map 26, Parcels 249, 263, and 270**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Lisa Mardis of Project Management Services, on behalf of **Central Place, LLC**, has submitted the following applications that will be considered by the **Planning Commission on Thursday, July 11, 2013** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Major Development of Significant Impact Site Plan petition
- Zoning Map Amendment petition

Additionally, the following applications will be considered by the **Board of Zoning Appeals on Wednesday, July 17, 2013** at 6:30 PM in City Council Chambers, City Hall, 389 Spruce Street:

- Two (2) Conditional Use petitions
- Five (5) Variance petitions

## **Project Description:**

The petitioner seeks to develop a six-story apartment building containing 120 dwelling units, 86 on-site parking spaces, and 37 off-site parking spaces on the former Central School site. A map is provided at the end of this letter illustrating the location of the subject site.

The following list summarizes the above referenced petitions.

- Case No. S13-05-III ..... The Planning Commission reviews and approves residential developments that include 100 or more dwelling units as a Major Development of Significant Impact.
- Case No. RZ13-04 ..... The subject site is located within the R-2 and B-2 Districts. The petitioner seeks to amend the zoning map so that the subject site is reclassified to B-4, General Business District. The Planning Commission recommends zoning map amendment petitions to City Council.
- Case No. CU13-13 ..... "Multi-family Dwelling" uses require conditional use approval by the Board of Zoning Appeals.

- Case No. CU13-14..... “Off-Site Parking Facilities” requires conditional use approval by the Board of Zoning Appeals.
- Case No. V13-30..... Variance relief to encroach into minimum setback standards.
- Case No. V13-31..... Variance relief to exceed maximum building height standards.
- Case No. V13-32..... Variance relief from minimum on-site parking requirements.
- Case No. V13-33..... Variance relief to develop parking between front façade and street and relief from minimum landscaping standards.
- Case No. V13-34..... Variance relief to develop an alternate sidewalk design.

Should you have any questions concerning these petitions or require special accommodations to attend the hearings noted above, please call the Planning Division at 304-284-7431 or email [shollar@cityofmorgantown.org](mailto:shollar@cityofmorgantown.org). Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for these hearings and related staff reports will be posted on the City’s website, [www.morgantownwv.gov](http://www.morgantownwv.gov), approximately one week before the hearing.

Respectfully,

Stacy Hollar  
Executive Secretary

